

**MINUTES OF THE WAVERLEY LOCAL  
PLANNING PANEL MEETING HELD AT THE  
WAVERLEY COUNCIL CHAMBERS ON  
WEDNESDAY, 22 APRIL 2020**

**Panel members present:**

The Hon Angus Talbot  
Peter Brennan  
Michael Harrison  
Allyson Small

**Also present:**

|                |   |
|----------------|---|
| Mr P Monks     | Director, Planning, Environment & Regulatory  |
| Mr M Reid      | Executive Manager, Development Assessment     |
| Ms A Rossi     | Manager, Development Assessment (Central)     |
| Mrs B McNamara | Manager, Development Assessment (North/South) |
| Ms B Matlawski | Manager, Development Assessment               |
| Ms R Siasosi   | Administration Officer                        |

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At the commencement of the public proceedings those panel members present were as listed above.

The public meeting started at 11.00am and heard item No. 5 on the agenda 15-17 Lamrock Avenue, Bondi Beach - Demolition of two detached dwellings and construction of a four-storey boarding house and integrated car parking (DA-170/2019)

At 11.45 pm, the Panel broke, and the meeting was closed.

At 12.09pm, the Panel reconvened the public meeting, to hear the remaining items on the agenda.

At 1:15pm, the public meeting closed.

At 2pm, the Panel reconvened in closed session.

At 3.50pm the meeting closed

**WLPP-2003.A**

**Apologies**

There were no apologies

**WLPP-2003.DI**

**Declarations of Interest**

The Chair called for declarations of interest and the following were received:

P Brennan declared a non-pecuniary but significant interest in Item WLPP 8 - 2/79 Oceanview Avenue, Dover Heights - Alterations and additions to attached dual occupancy unit 2 (DA-379/2019) and did not participate in the deliberation of this item.

**WLPP-2003.R**  
**Determinations**

The Panel resolved to make the following determinations overleaf.

A handwritten signature in dark ink, appearing to read 'Angus Talbot', with a stylized flourish at the end.

The Hon Angus Talbot  
**Chairperson**

## WLPP-2003.5

### 15-17 Lamrock Avenue, Bondi Beach - Demolition of two detached dwellings and construction of a four-storey boarding house and integrated car parking (DA-170/2019)

Report dated 11 March 2020 from the Development and Building Unit.

Council Recommendation: That the application be approved in accordance with the conditions contained in the report.

**DECISION:** The Waverley Local Planning Panel, exercising the functions of Council as consent authority, is satisfied that the matters required to be addressed under clause 4.6(4) of Waverley LEP 2012 have been demonstrated and that consent may be granted to the development application that contravenes the height development standard. The Panel concurs on behalf of, and as the delegate of, the Secretary, Department of Planning and Environment.

The Panel approves the development application in accordance with the summary and conclusions and recommendations in the officer's report subject to the recommended conditions/amendment of the following conditions:

Amend Condition 2, to read as follows:

#### 2. GENERAL MODIFICATION

*The application is approved subject to the following plan amendments;*

- (a) To eliminate discrepancies during the building certification of this development, the relevant architectural plans shall be amended to reflect the amendments made in the basement car park of the development in response to the BASIX Certificate requirements, specifically the modification of the bulky goods store to accommodate the hot water unit.
- (b) *A garbage storage area is to be provided at ground floor level, accessible to the public footpath in a manner approved by the Executive Manager, Development Assessment (or delegate).*
- (c) *The hydrant booster pump to be repositioned to be parallel to the driveway and be enclosed with a design consistent with the building.*

*The amendments are to be approved by the **Executive Manager, Development Assessment or delegate** prior to the issue of any Construction Certificate. An electronic copy of the amended plans or additional information (see website for electronic document requirements) addressing this condition, including a covering letter shall be provided to Council for review.*

Amend Condition 70 (a) as follows:

#### 70. COMMUNAL OPEN SPACE OF THE DEVELOPMENT

- (a) The use of the communal open space on the ground level of the site shall be restricted to the following hours:

*7am to 6pm, Monday to Saturday*

*9am to 6pm, Sundays and Public Holidays*

Amend Condition 76 to read as follows:

## 76. MAXIMUM WASTE MANAGEMENT PLAN REVIEW

*After 2 years of operation (that is, 2 years from the date an Occupation Certificate is issued), the approved Waste Management Plan is to be reviewed to ensure that the details including contracts, roles and responsibilities, commercial tenants (if relevant) are current. The reviewed Waste Management Plan is to be submitted to Council within 3 months from this date (that is, within 2 years and 3 months from the date of an Occupation Certificate being issued) for approval. The updated Waste Management Plan is to supersede the previous plan after approval by Council.*

**REASONS:** The Panel has visited the site, considered submissions and the clause 4.15 assessment in the assessment officer's report. For the reasons in the report, the Panel was satisfied that the proposal is acceptable and warrants approval.

**For the Decision:** Talbot, Brennan, Harrison and Small

**Against the Decision:** Nil.

*G Wakeman, H Keenan, R Norman (objectors) and L Kosnetter (applicant) addressed the meeting.*

*Additional written material was received from T Moody, D Shnyder & H Keenan.*

**WLPP-2003.1**

**62 St James Street, Bondi Junction - Review previous refusal decision seeking alterations and additions to semi-detached dwelling, including partial demolition, new first and second levels (DA-3/2019/1)**

Report dated 9 March 2020 from the Development and Building Unit.

Council recommendation: That the application be refused in accordance with the reason contained in the report.

**DECISION:** The Panel resolves to refuse the application for the reasons outlined in the Officer's report and recommends that any future application be supported by proper architectural plans which includes a site analysis, a 3D image and composite elevations showing the relationship between the subject premises and adjoining premises and including the premises at the rear.

**REASONS:** The Panel has visited the site, considered submissions and the clause 4.15 assessment in the assessment officer's report. For the reasons in the report, the Panel was unsatisfied that the proposal is acceptable and should be refused.

**For the Decision:** Talbot, Brennan, Harrison and Small

**Against the Decision:** Nil.

*C Gibbons and T McKinnon (objector) and P Prasad (applicant) addressed the meeting.*

**WLPP-2003.2**

**9 Tipper Avenue, Bronte - Alterations and additions to existing detached single dwelling (DA-286/2019)**

Report dated 12 March 2020 from the Development and Building Unit.

Council recommendation: That the application be approved in accordance with the conditions contained in the report.

**DECISION:** The Waverley Local Planning Panel, exercising the functions of Council as consent authority, is satisfied that the matters required to be addressed under clause 4.6(4) of Waverley LEP 2012 have been demonstrated and that consent may be granted to the development application that contravenes the height development standard. The Panel concurs on behalf of, and as the delegate of, the Secretary, Department of Planning and Environment.

The Panel approves the development application in accordance with the summary and conclusions and recommendations in the officer's report subject to the recommended conditions.

**REASONS:** The Panel has visited the site, considered submissions and the clause 4.15 assessment in the assessment officer's report. For the reasons in the report, the Panel was satisfied that the proposal is acceptable and warrants approval.

**For the Decision:** Talbot, Brennan, Harrison and Small

**Against the Decision:** Nil

*S O'Connor (objector) and M Orszaczky (applicant) addressed the meeting.*

**WLPP-2003.3**

**119 MacPherson Street, Bronte - Demolition of existing garages and construction of new garages with two x studio apartments above, at the rear of the site on Chesterfield Lane. (DA-298/2019)**

Report dated 9 March 2020 from the Development and Building Unit.

Council recommendation: That the application be approved in accordance with the conditions contained in the report.

**DECISION:** The Waverley Local Planning Panel, exercising the functions of Council as consent authority, is satisfied that the matters required to be addressed under clause 4.6(4) of Waverley LEP 2012 have been demonstrated and that consent may be granted to the development application that contravenes the floor space ratio development standard. The Panel concurs on behalf of, and as the delegate of, the Secretary, Department of Planning and Environment.

The Panel approves the development application in accordance with the summary and conclusions and recommendations in the Officer's report subject to the recommended conditions.

**REASONS:** The Panel has visited the site, considered submissions and the clause 4.15 assessment in the assessment officer's report. For the reasons in the report, the Panel was satisfied that the proposal is acceptable and warrants approval.

**For the Decision:** Talbot, Brennan, Harrison, Small

**Against the Decision:** Nil

*No persons addressed the meeting.*

**WLPP-2003.4**

**8/197 Birrell Street, Waverley - Alterations and additions to Unit 8 at ground level (DA-351/2019)**

Report dated 10 March 2020 from the Development and Building Unit.

Council recommendation: That the application be approved in accordance with the conditions contained in the report.

**DECISION:** The Waverley Local Planning Panel, exercising the functions of Council as consent authority, is satisfied that the matters required to be addressed under clause 4.6(4) of Waverley LEP 2012 have been demonstrated and that consent may be granted to the development application that contravenes the floor space ratio development standard. The Panel concurs on behalf of, and as the delegate of, the Secretary, Department of Planning and Environment.

The Panel approves the development application in accordance with the summary and conclusions and recommendations in the Officer's report subject to the recommended conditions.

**REASONS:** The Panel has visited the site, considered submissions and the clause 4.15 assessment in the assessment officer's report. For the reasons in the report, the Panel was satisfied that the proposal is acceptable and warrants approval.

**For the Decision:** Talbot, Brennan, Harrison, Small

**Against the Decision:** Nil

*N Wong, C Mackley (objectors) & P Lonergan (applicant) addressed the meeting.*



**WLPP-2003.6**

**156 Glenayr Avenue Bondi Beach - Demolition of existing mechanics workshop and construction of shop top housing comprising 6 units and commercial premises on ground floor (DA-257/2019)**

Report dated 12 March 2020 from the Development and Building Unit.

Council recommendation: That the application be approved in accordance with the conditions contained in the report.

**DECISION:** The Panel approves the development application in accordance with the summary and conclusions and recommendations in the officer's report subject to the recommended conditions.

**REASONS:** The Panel has visited the site, considered submissions. For the reasons in the report, the Panel was satisfied that the proposal is acceptable and warrants approval.

**For the Decision:** Talbot, Brennan, Harrison, Small

**Against the Decision:** Nil

*Nicholas Solomon (applicant) was present at the meeting to answer any questions of the Panel (applicant) but did not address the Panel.*

**WLPP-2003.7**

**11 Hardy Street, North Bondi - Section 4.55(2) modification to the approved dual occupancy including internal reconfiguration, increasing floor space and materiality changes (DA-20/2019/A)**

Report dated 11 February 2020 from the Development and Building Unit.

Council recommendation: That the application be approved in accordance with the conditions contained in the report.

**DECISION:** The Panel approves the modification of development application in accordance with the summary and conclusions and recommendations in the officer's report subject to the recommended conditions.

**REASONS:** The Panel has visited the site, considered submissions. For the reasons in the report, the Panel was satisfied that the proposal is acceptable and warrants approval.

**For the Decision:** Talbot, Brennan, Harrison, Small

**Against the Decision:** Nil

*A Weinberg (applicant) addressed the meeting.*

**WLPP-2003.8**

**2/79 Oceanview Avenue, Dover Heights - Alterations and additions to attached dual occupancy unit 2 (DA-379/2019)**

*P Brennan declared a non-pecuniary but significant interest in this item and did not participate in the discussion.*

Report dated 12 March 2020 from the Development and Building Unit.

Council recommendation: That the application be approved in part in accordance with the conditions contained in the report.

**DECISION:** The Waverley Local Planning Panel, exercising the functions of Council as consent authority, is satisfied that the matters required to be addressed under clause 4.6(4) of Waverley LEP 2012 have been demonstrated and that consent may be granted to the development application that contravenes the floor space ratio development standard. The Panel concurs on behalf of, and as the delegate of, the Secretary, Department of Planning and Environment.

The Panel approves the development application in accordance with the summary and conclusions and recommendations in the officer's report subject to the recommended conditions and the following amended condition:

Amend Condition 2 to read as follows:

**2. REAR TERRACE AT LOWER GROUND LEVEL**

*The rear pergola at the lower floor plan can extend southwards from the rear of the building by no more than 3 metres.*

The amendments are to be approved by the **Executive Manager, Development Assessment or delegate** prior to the issue of any Construction Certificate. An electronic copy of the amended plans or additional information (see website for electronic document requirements) addressing this condition, including a covering letter shall be provided to Council for review.

**REASONS:** The Panel has visited the site, considered submissions and the clause 4.15 assessment in the assessment officer's report. For the reasons in the report, the Panel was satisfied that the proposal is acceptable and warrants approval.

**For the Decision:** Talbot, Harrison, Small (Brennan was excused from meeting and retired).

**Against the Decision:** Nil

*D Epstein (applicant) addressed the meeting.*

**THE MEETING CLOSED AT 3.50 PM.**